

PROFESSIONAL DESIGN PUBLIC ANNOUNCEMENT

The Board of Lake County, Ohio Commissioners (BLCC) intends to contract for architectural and engineering services to prepare architectural/engineering plans and project budget for the "Lake County Administration Center Expansion and Renovation." Architectural/Engineering firms interested in being considered for a contract to provide the required services should reply with a Statement of Qualifications no later than 4:30 p.m. on June 19, 2015.

Statements of Qualifications (five copies) should be transmitted to the attention of Jason W. Boyd, Lake County Administrator, Board of Lake County Commissioners Office, 105 Main Street, P.O. Box 490, Painesville, OH 44077 by 4:30 pm EST on the due date listed above. One .PDF version shall also be submitted on a CD or jump drive/memory stick.

As discussed in the Ohio Revised Code 153.65-71, responding firms will be evaluated and ranked in order of their qualifications. The BLCC may hold discussions with individual firms to explore the firm's statements of qualifications, the scope and nature of the services the firm would provide, and the various technical approaches the firm may take toward the project. The BLCC reserves the right to conduct interviews of at least the top three firms. Following this comprehensive evaluation, the BLCC will enter into contract negotiations with the firm ranked best qualified as discussed in Ohio Revised Code 153.69. Any failure to negotiate a contract with firm ranked most qualified will be dealt with pursuant to Ohio Revised Code 153.69 (D) and (E).

The preliminary project description is as follows:

The BLCC desires to hire a professional design firm to prepare architectural/engineering plans, bid specifications, and a project budget for the construction/renovation of the Lake County Administration Center. The project is needed due to increasing capital maintenance costs, inadequate size and operational inefficiencies with existing facilities within the County's portfolio. This project will provide a long-term campus oriented facility for the majority of the County's non-judicial offices.

The building will be constructed on County property located in Historic Downtown Painesville, Ohio at present day 85 North Park Place (permanent parcel 15-A-016-0-00-003-0). The project site may also encompass portions of permanent parcels 15-A-015-0-00-002-0 and 15-A-015-0-00-006-0. The project will involve the demolition of the structure located at 85 North Park Place.

General Project Details:

- Construction of a new, multi-story office building adjacent (and connected) to the Nolan Building located at 105 Main Street, Painesville, Ohio 44077 (permanent parcel 15-A-015-0-00-001-0). The new building is estimated to be approximately 5 stories and +/- 40,000 square feet (not including a basement which will be required for storage purposes).
- Renovation of the existing Nolan Building for appropriate offices (approximately 25,000 square feet). Renovations may include portions of the County Prosecutor's Office and Board of Elections.

- The building(s) shall be characterized as professional offices with executive and staff offices, flexible office space, shared meeting spaces, large conference rooms, locker rooms and other amenities.
- This will include site clearing, utility relocation and land preparation. The complex will also require, to the maximum extent possible, parking accommodations.
- The facilities shall utilize best management practices and conform to all local, state and federal regulations. This includes provisions established in the City of Painesville Historic Zoning District.

Statements of Qualifications should include the following information (this shall include information for new construction and reconstruction services):

- List the types of services which your firm is currently proposing to furnish, and list significant sub-consultants, their current work categories, and the percentage of work to be performed by each sub-consultant.
- Provide a detailed staffing plan that lists the Project Manager and other key staff members, including key sub-consultant staff. Include breakout of project architects, engineers, and other staff members that will be responsible for the project as they relate to all phases of the design process, including, but not limited to demolition, HVAC, electrical, mechanical and architectural. Also indicate the number of such personnel available for assignment to this project.
- Provide a representative listing and appropriate references of projects similar in scope and size to the proposed project that have been performed by the firm. Specifically, indicate the firm's experience in working in historic urban environments.
- Briefly describe the experience of personnel within the firm on similar projects.
- Briefly describe the technical capability within the firm relative to this project.
- Describe the firm's experience with projects requiring phasing as it relates to the relocation of multiple departments and personnel.
- Describe the firm's LEED experience as it relates to this project (advantages and disadvantages to the owner)
- List the present workload of the firm relative to capacity and availability to provide requested services.
- Provide a preliminary project schedule.
- In addition to the Design-Bid-Build methodology, provide the firm's experience acting as an architect in the Construction Manager at Risk (CMAR) delivery method.

The successful firm shall exhibit the ability to:

- Work collaboratively with multiple elected officials and department directors, including, but not limited to, the County Commissioners, County Administrator, County Engineer, and Executive Director of the Lake County Department of Utilities.
- Visit/evaluate existing facilities and review pertinent planning documents for comprehensive understanding of the project.

- Present strategies regarding various energy efficiency options for the new structure, along with cost comparisons against conventional construction and the availability of any grants.

The following are general instructions for preparing and submitting a Statement of Qualifications:

- Provide the information requested in hardcopy cover in your Statement of Qualifications in the same order listed above, and an original letter signed by an officer of the firm. Do not send additional forms, resumes, brochures, or other material.
- The Statement of Qualifications shall be limited to thirty (30) single-sided pages, including cover letter.
- Faxed or emailed copies will not be accepted.
- A pre-proposal meeting will be held on May 22, 2015 at 1:00 p.m. at the Lake County Department of Utilities Learning and Business Center at 1981 Blasé Nemeth Rd., Painesville, Ohio, 44077.
- Existing planning materials and proposed timeline relevant to the project are available upon request to Jason Boyd, County Administrator (contact information below).

For further information, you may contact Jason W. Boyd, Lake County Administrator, at (440) 350-2745 or via e-mail at jboyd@lakecountyohio.org.

You may also access this Public Notice via the Internet @ www.lakecountyohio.gov/commissioners/PUBLICNOTICES.aspx. Click on *Public Notice* on the left side of this page to link to the Public Notice site.

By order of the Lake County Board of Commissioners:

Daniel P. Troy, President
Judy Moran, Vice President
Kevin Malecek

Publish: News Herald
May 15, 2015

Lake County Website